

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW**  
**OPEN MEETING & PUBLIC HEARING AMENDED AGENDA**  
**NOVEMBER 16, 2004 AT 7:00 PM**

- I. Call to order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Minutes**

Approval of minutes of October 19, 2004.

- V. Public Hearings**

**1. Continuation of petition #936 Randal C. and Rose M. Lamb**

Requesting a Special Use Permit under Article IV and V, Section 218-25, 218-30 and Table 30.1, District Uses for a Major Recreation Center in an R2A Zone. Premises located at 100 Lewis Trail, Charlestown and is further designated as Lot 14 on Assessor's Map 20.

**2. Petition #947 Margaret L. Hogan, Esq. For Glenn and Kristen Rowland and Paul and Sandra Cohen**

Requesting a Special Use permit under Article VII, Section 218-87A(4) to install an ISDS in a Flood Zone "A" in an R20 Zone. Premises located at Wall Street, Charlestown and is further designated as Lot 262 on Assessor's Map 9.

**3. Petition #951 William P. McCusker, Sr. and Julie E.**

Requesting a Dimensional Variance under Article VI, Section 218-33 A2 to construct an addition closer to property lines than allowed in an R20 Zone. Premises located at 152 Ram Island Road, Charlestown and is further designated at Lot 520 on Assessor's Map 11.

**4. Petition #952 Thomas N. Tarzwell for Patrick and Jacqueline Luther**

Requesting a Dimensional Variance under Article VI, Section 218-32 Table 32-1 to construct additions to an existing single family dwelling closer to property lines than allowed in an R3A Zone. Premises located at 24 Kickapoo Run, Charlestown and is further designated as Lot 180 on Assessor's Map 23.

The Charlestown Zoning Board of Review sitting as the Platting Board of Appeals will hold an open meeting and public hearing on Tuesday, November 16, 2004 at the conclusion of the regular meeting at the Town Hall, 4540 South County Trail, Charlestown, Rhode Island. The Board will consider only the findings of fact by the Planning Commission dated October 25, 2004 for the following application:

**Remand of petition # 798 Beechwood Enterprises, Inc.**

Appealing the decision of the Planners determination not to issue a "certificate of approval" for a 24 lot major subdivision as requested by Beechwood Enterprises. Located in an R-40 zone. Premises located on Rt 112, Charlestown, Rhode Island and if further designated as Lot 82-1 on Assessor's Map 28.

**Remand of petition #799 Beechwood Enterprises, Inc.**

For the purpose of rendering a decision on the appeal dated January 10, 2002 decision of the Planning Commission denying the Master/Preliminary Plan for “Carolina Farms”, a twenty-four (24) Lot major subdivision in an R40 Zone. Premises located on Rt 112, Charlestown, Rhode Island and is further designated as Lot 82-1 on Assessor’s Map 28.

***VI. Discussion among members***

***VII. Pre-Roll***

Pre-roll for December 14, 2004.

***VIII. Adjournment***

All petitions may be reviewed in detail in the Building Officials office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

Respectfully submitted,  
Ellen A Hefler, Clerk  
Zoning Board of Review

Posted 11-10-04  
Posted to web sites 11-10-04  
Faxed to Library 11-10-04